

SPECIAL WARRANTY DEED

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THE GRANTOR, Champion Mortgage Company

Doc#: 1527226019 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/29/2015 10:09 AM Pg: 1 of 3

A corporation created and existing by virtue of the laws of the State of _____, for and in consideration of Ten Dollars (\$10.00), in hand paid, and pursuant to authority given by the Board of Directors of said corporation, does, on this 10th day of August, 2015, REMISE, ALIEN AND CONVEY TO THE GRANTEE.

Proprestige Inc., 1581 Quaker Lane, Prospect Heights, IL 60070

The following described real estate situated in the County of Cook and State of Illinois, to wit:
LEGAL DESCRIPTION ATTACHED

TO HAVE AND TO HOLD the said premises with all appurtenances thereunto belonging. The GRANTOR does covenant that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner incumbered, or charged, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, WILL WARRANT AND DEFEND, subject to: none

PERMANENT REAL ESTATE NUMBER: 20-25-217-008-0000

ADDRESS OF REAL ESTATE 7333 South Paxton Ave, Chicago, IL 60649

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Assistant Secretary, the day and year written above.

Michelle Noonan, Asset Manager, LRES as Attorney in Fact for Champion Mortgage Company

Handwritten signature of Michelle Noonan

STATE OF _____

COUNTY OF _____

I, _____, a Notary Public in and for the said County, in the State aforesaid. DO HEREBY CERTIFY that _____ personally known to be Michelle Noonan, Asset Manager, LRES as Attorney in Fact for Champion Mortgage Company and _____ personally known to be the Assistant Secretary of said corporation and personally known by me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and signed and delivered the said instrument and caused the corporate seal of the aforesaid corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation.

Given under my hand and official seal, this _____ day of _____, 2015

Commission expires _____, 20 _____

NOTARY PUBLIC

This instrument was prepared by STUART M. KESSLER, P.C., 3255 N. Arlington Heights Road, Suite 505, Arlington Heights, IL 60004

2 of 2 (15) ST 0276 RM

Handwritten notary stamp: INT, S, P, S, Y, 3, 1, 1

Stamp: BOX 333-CP

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Orange)

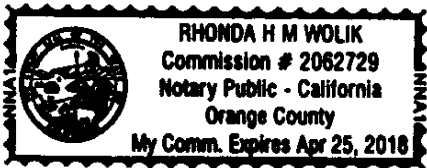
On August 12, 2015 before me, Rhonda H.M. Wolik, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Michelle Noonan
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed Document Date: Aug 12, 2015

Number of Pages: 2 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Michelle Noonan

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: Champion Mortgage Company

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____


Signer Is Representing: _____



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LEGAL DESCRIPTION

Lot 18 in Paxton Avenue Subdivision being a Subdivision of Lots 9 to 12, and the West 1/2 of Lots 8 and 13 in Block 5 in Stave and Klemm's Subdivision of the Northeast 1/4 of Section 25, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

7333 South Paxton Ave.
Chicago, IL 60649

REAL ESTATE TRANSFER TAX		21-Sep-2015
	CHICAGO:	450.00
	CTA:	180.00
	TOTAL:	630.00
20-25-217-008-0000 20150801617997 0-754-446-208		

REAL ESTATE TRANSFER TAX		21-Sep-2015
	COUNTY:	30.00
	ILLINOIS:	60.00
	TOTAL:	90.00
20-25-217-008-0000 20150801617997 1-012-670-336		

Property of Cook County Clerk's Office

Mail to:

ALICJA SROKA
114 Hippinus Rd
Law Ridge IL 60068

Send Subsequent Tax Bills To:

PROPRESIONE INC
1581 Quaker Ln
Prospect HTS IL 60070